

City Council Introduction: **Monday**, January 8, 2001  
Public Hearing: **Monday**, January 22, 2001, at **1:30 p.m.**

Bill No. 01-02

## **FACTSHEET**

**TITLE:** ANNEXATION NO. 00008, requested by the Director of Planning at the request of D & D Development, Inc., to annex approximately 0.19 acres of land generally located east of 84<sup>th</sup> Street between Pioneers Blvd. and Old Cheney Road.

**STAFF RECOMMENDATION:** Approval.

**ASSOCIATED REQUEST:** Change of Zone No. 3294 (01-03)

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: Consent Agenda, 12/13/00  
Administrative Action: 12/13/00

**RECOMMENDATION:** Approval (9-0: Taylor, Schwinn, Hunter, Newman, Duvall, Carlson, Krieser, Steward and Bayer voting 'yes').

### **FINDINGS OF FACT:**

1. This annexation request and the associated Change of Zone No. 3294 were heard at the same time before the Planning Commission.
2. The Planning staff recommendation of approval is based upon the "Analysis" as set forth on p.4, concluding that considering the scale and nature of this proposal, and that it meets the annexation policies of the Comprehensive Plan, it is appropriate to approve this annexation request at this time.
3. The application was placed on the Consent Agenda of the Planning Commission on December 13, 2000, and opened for public hearing. No one came forward to speak.
4. The Planning Commission agreed with the staff recommendation.

**FACTSHEET PREPARED BY:** Jean L. Walker

**DATE:** January 2, 2001

**REVIEWED BY:** \_\_\_\_\_

**DATE:** January 2, 2001

**REFERENCE NUMBER:** FS\CC\FSA00008

444

**DATE:** December 5, 2000

### GENERAL INFORMATION:

**EXISTING LAND USE:** Developing single family dwellings, outlots, a clubhouse and a golf course.

**COMPREHENSIVE PLAN SPECIFICATIONS:** Generally the proposed annexed area could be interpreted as urban residential and inside the future service limit. However, a strict interpretation of the Land Use Plan shows the area as Parks and Open Space, the 1994 Lincoln/ Lancaster County Comprehensive Plan designates this area as Phase IV and outside the "Anticipated Year 2015 Future Service Limit" according to Figure 65, "Anticipate 2015 Lincoln Service Limit and Phasing Plan", page 197.

**HISTORY:** Changed from AA to AG with the adoption of the 1979 Zoning Update.

**March 4, 1992** The Planning Commission approved Special Permit #1423 for a golf course generally located at 91<sup>st</sup> Street and Pioneers Blvd.

**March 14, 1996** Dru Lammle applied for Special Permit #1423A to expand the clubhouse.

**April 24, 1996** The Planning Commission approved Special Permit #1423A.

**May 2, 1996** The action of the Planning Commission was appealed to the City Council.

**January 28, 1998** The Planning Commission deferred action of Comprehensive Plan Amendment 94-23 (22) to expand the future service limit to include all of the area proposed to be rezoned R-3.

**April 29, 1998** Special Permit #1423A was withdrawn.

**July 27, 1998** The City Council approved HiMark Estates Preliminary Plat #99006, Special Permit #1423B for Community Unit Plan and a golf course, and Change of Zone #3125 from AG to R-3.

**April 26, 1999** The City Council approved Annexation #99003, which outlines the current city limits in the proposed area.

**ASSOCIATED REQUEST:** Change of Zone #3294  
Administrative Final Plat #00067  
HiMark Estates 5<sup>th</sup> Addition

### **SPECIFIC INFORMATION:**

**DESCRIPTION OF PROPERTY:** Parcels B and D abut residential lots on Sawgrass Dr., HiMark Estates 3<sup>rd</sup> Addition. Parcel E is part of the clubhouse near Lammle Circle, HiMark Estates 4<sup>th</sup> Addition.

### **UTILITIES & SERVICES:**

A. **Sanitary Sewer:** Already available to serve this area.

- B. **Water:** Already available to serve this area.
- C. **Roads:** S. 84<sup>th</sup> Street from Pioneers Blvd. to Old Cheney Road and Old Cheney Road from S. 84<sup>th</sup> to S. 98<sup>th</sup> are scheduled to be widened to four lanes in the year 2000-2001.
- D. **Parks and Trails:** This annexation will not significantly impact the Parks and Recreation Department.
- E. **Fire Protection:** This area is currently served by the Southeast Rural Fire District. The nearest fire station is at near S. 84<sup>th</sup> and South Streets

### **ANALYSIS:**

1. According to page 191 of the 1994 Lincoln/Lancaster County Comprehensive Plan:
  - ! Land which is remote from the limits of the City of Lincoln will not be annexed; land which is contiguous and generally urban in character may be annexed; and land which is engulfed by the City should be annexed.
  - ! Annexation generally implies the opportunity to access all City services (i.e., police, fire). Voluntary annexation agreements may limit or outline the phasing, timing or development of utility services (i.e., water, sewer) and may include specific or general plans for the financing of improvements to the infrastructure and the land uses of the area.
  - ! Plans for the provision of services within the areas considered for annexation should be carefully coordinated with the Capital Improvements Program of the city and the county."
2. This annexation proposal includes three parcels with a total area of 0.19 acre.
3. The proposed annexation is generally compliant with the Comprehensive Plan.
4. The parcels are contiguous to HiMark Estates C.U.P., and access to all City services are currently available.
5. Parcels B and D are proposed additions to abutting single family lots. The lot depths will be lengthened with HiMark Estates 5<sup>th</sup> Addition. The buildable area of the existing lots are within future service limit, and extension of City utilities beyond the service limit is not required.
6. Parcel E is part of the clubhouse.
7. The Public Works and Utilities Department has no objection to the associated Administrative Final Plat #00067, HiMark Estates 5<sup>th</sup> Addition.

**CONCLUSION:**

Considering the scale and nature of this proposal, and that it meets the annexation policies of the Comprehensive Plan, it is appropriate to approve this annexation request at this time.

**STAFF RECOMMENDATION:**

Approval

Prepared by:

Ching-Yun Liang  
Planner

**ANNEXATION NO. 00008  
and  
CHANGE OF ZONE NO. 3294**

**CONSENT AGENDA  
PUBLIC HEARING & ADMINISTRATIVE ACTION  
BEFORE PLANNING COMMISSION:**

December 13, 2000

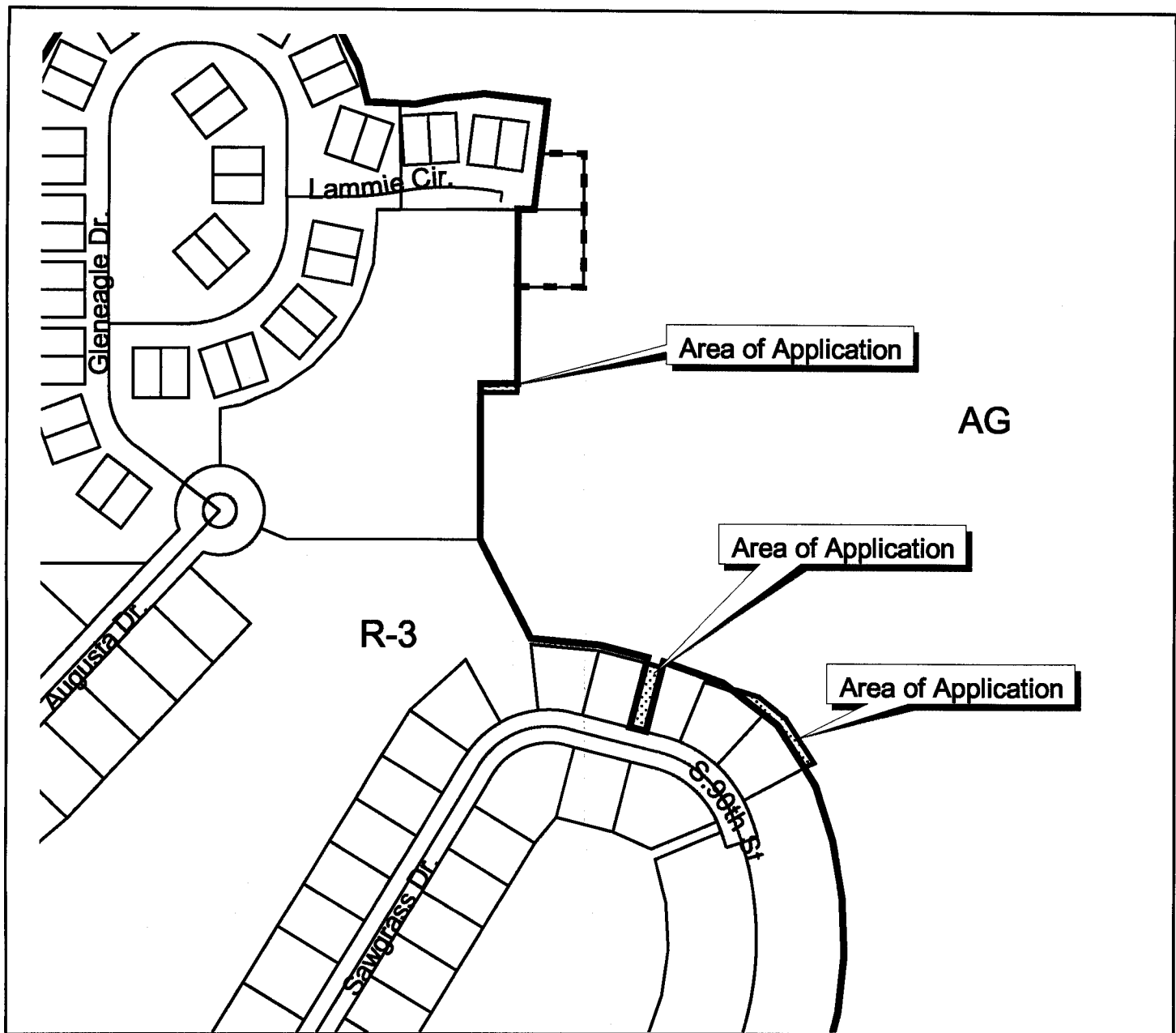
Members present: Bayer, Carlson, Duvall, Hunter, Krieser, Newman, Taylor, Schwinn and Steward.

The Consent Agenda consisted of the following items: **SPECIAL PERMIT NO. 1883 and COUNTY SPECIAL PERMIT NO. 185, STEVENS CREEK POINTE COMMUNITY UNIT PLAN; PRELIMINARY PLAT NO. 00027, STEVENS CREEK POINTE; FINAL PLAT NO. 00032, HIMARK ESTATES 6<sup>TH</sup> ADDITION; MISCELLANEOUS NO. 00012, AMENDMENT TO THE LANCASTER COUNTY ZONING RESOLUTION; ANNEXATION NO. 00008 AND CHANGE OF ZONE NO. 3294.**

**Item No. 1.1a, Special Permit No. 1883; Item No. 1.1b, County Special Permit No. 185; and Item No. 1.1c, Preliminary Plat No. 00027, Stevens Creek Pointe Community Unit Plan and Preliminary Plat,** were removed from the Consent Agenda and scheduled for separate public hearing.

Newman moved to approve the remaining Consent Agenda, seconded by Steward and carried 9-0: Bayer, Carlson, Duvall, Hunter, Krieser, Newman, Taylor, Schwinn and Steward voting 'yes'.

Note: This is final action on the HiMark Estates 6<sup>th</sup> Addition Final Plat No. 00032, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.



## Annexation #00008 Sawgrass Dr & Oakmont Dr.

### Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
Sec. 11 T9N R7E

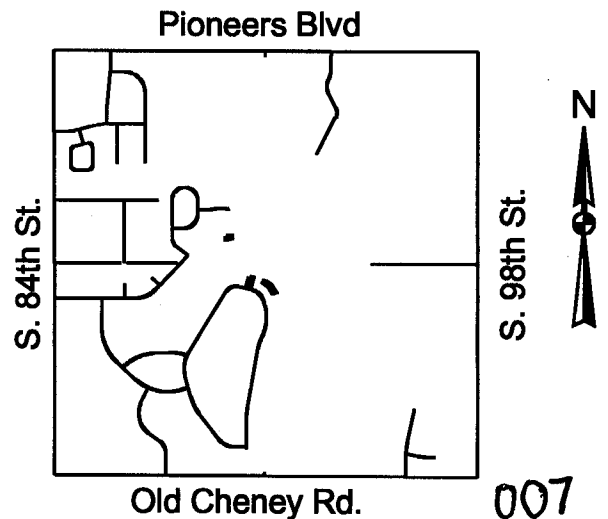


Zoning Jurisdiction Lines



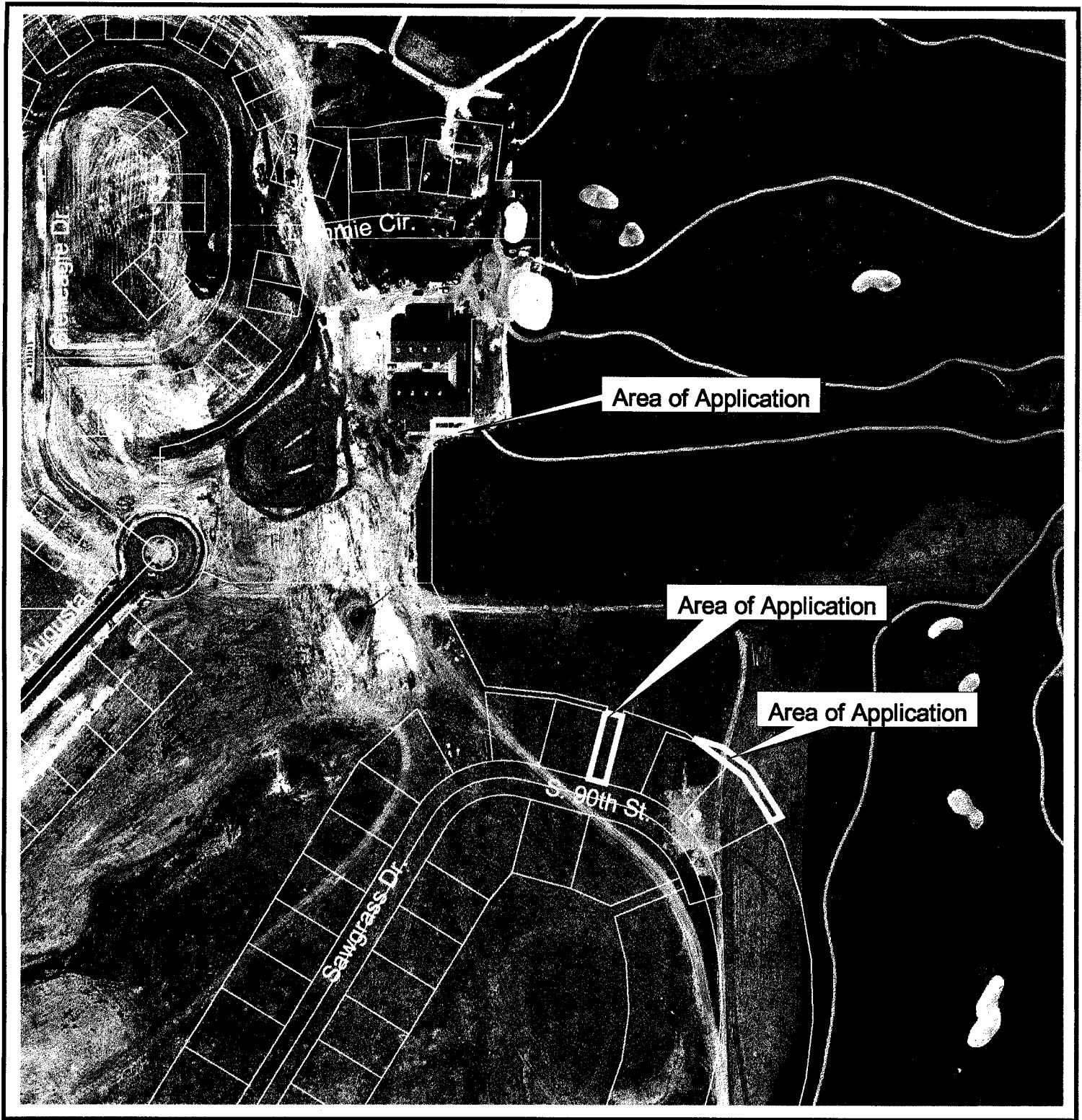
City Limit Jurisdiction

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Date: Dec. 1, 2000  
Lincoln City - Lancaster County Planning Dept.

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**Annexation #00008**  
**Sawgrass Dr & Oakmont Dr.**



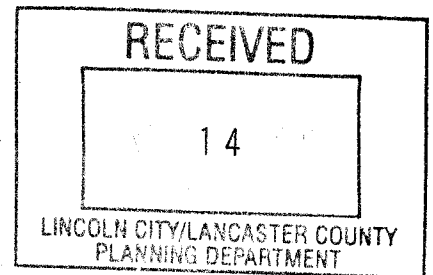
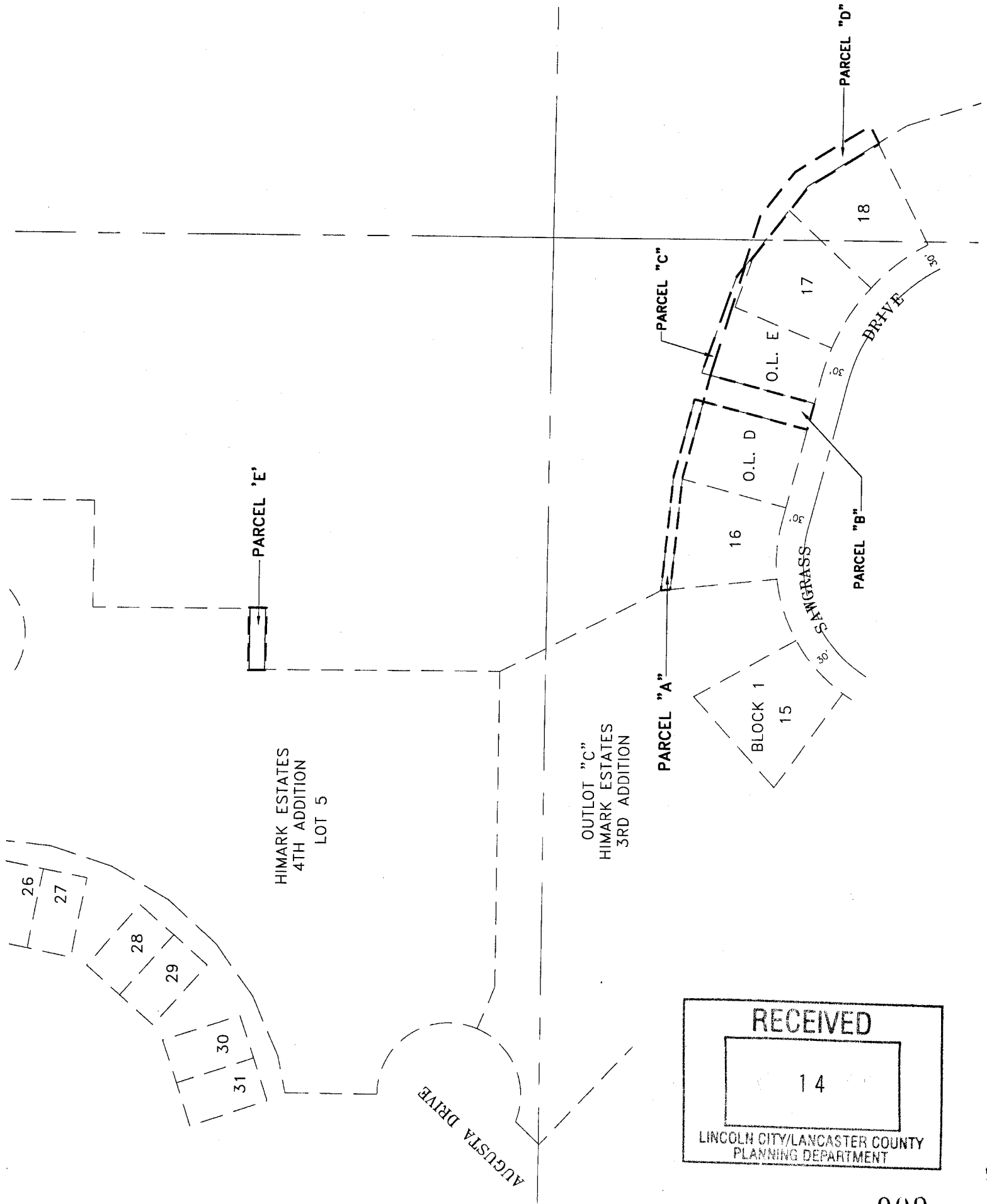
Sheet 1 of 2

Date: Dec 1, 2000

Photograph Date: 1999

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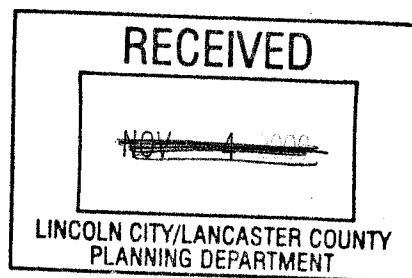
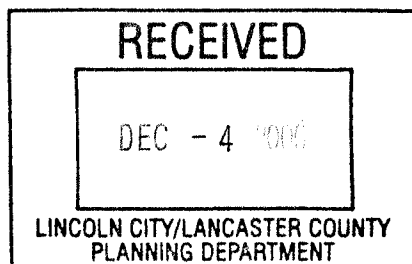
**LEGAL DESCRIPTION**  
~~CHANGE OF ZONE "AG" TO "R-3"~~ *Annexation*  
**PARCEL "B"**

A LEGAL DESCRIPTION FOR CHANGE OF ZONE PURPOSES FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 70 I.T., LOCATED IN THE SOUTHWEST QUARTER (SW4) OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAWGRASS DRIVE, SAID POINT BEING A SOUTHWESTERLY CORNER OF SAID LOT 70 I.T., SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF OUTLOT "D" OF HIMARK ESTATES 3<sup>RD</sup> ADDITION; THENCE ON AN ASSUMED BEARING OF NORTH 14 DEGREES 23 MINUTES 40 SECONDS EAST ALONG A NORTHWESTERLY LINE OF SAID LOT 70 I.T., A DISTANCE OF 120.00 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "D"; THENCE SOUTH 75 DEGREES 36 MINUTES 20 SECONDS EAST, A DISTANCE OF 30.00 FEET TO A POINT ON A SOUTHEASTERLY LINE OF SAID LOT 70 I.T., SAID POINT ALSO BEING ON THE NORTHWESTERLY LINE OF OUTLOT "E", SAID HIMARK ESTATES 3<sup>RD</sup> ADDITION; THENCE SOUTH 14 DEGREES 23 MINUTES 40 SECONDS WEST ALONG SAID SOUTHEASTERLY LINE OF SAID LOT 70 I.T., A DISTANCE OF 120.00 FEET TO A SOUTHEASTERLY CORNER OF SAID LOT 70 I.T., SAID POINT ALSO BEING ON SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 75 DEGREES 36 MINUTES 20 SECONDS WEST ALONG A SOUTHWESTERLY LINE OF SAID LOT 70 I.T., A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 0.08 ACRES OR 3,600.00 SQUARE FEET MORE OR LESS.

December 4, 2000  
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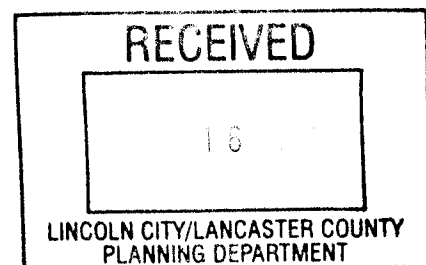
**LEGAL DESCRIPTION  
ANNEXATION  
PARCEL "D"**

A LEGAL DESCRIPTION FOR ANNEXATION PURPOSES FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 70 I.T., LOCATED IN THE SOUTH HALF (S2) OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERNMOST CORNER OF LOT 18, BLOCK 1, HIMARK ESTATES 3<sup>RD</sup> ADDITION, THENCE ON AN ASSUMED BEARING OF NORTH 31 DEGREES 56 MINUTES 57 SECONDS WEST, ALONG A NORTHEASTERLY LINE OF SAID LOT 18, A DISTANCE OF 91.34 FEET TO A POINT OF DEFLECTION; THENCE NORTH 52 DEGREES 27 MINUTES 53 SECONDS WEST, ALONG A NORTH LINE OF SAID LOTS 17 AND 18, SAID BLOCK 1, A DISTANCE OF 111.43 FEET TO A POINT ON THE NORTHEASTERLY LINE OF OUTLOT "E", SAID HIMARK ESTATES 3<sup>RD</sup> ADDITION; THENCE SOUTH 73 DEGREES 12 MINUTES 48 SECONDS EAST, A DISTANCE OF 56.45 FEET TO A POINT; THENCE SOUTH 52 DEGREES 27 MINUTES 53 SECONDS EAST, A DISTANCE OF 62.26 FEET TO A POINT; THENCE SOUTH 31 DEGREES 56 MINUTES 57 SECONDS EAST, A DISTANCE OF 96.46 FEET TO A POINT; THENCE SOUTH 62 DEGREES 21 MINUTES 18 SECONDS WEST, A DISTANCE OF 20.06 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 0.08 ACRES OR 3,614.89 SQUARE FEET MORE OR LESS.

10 October 2000  
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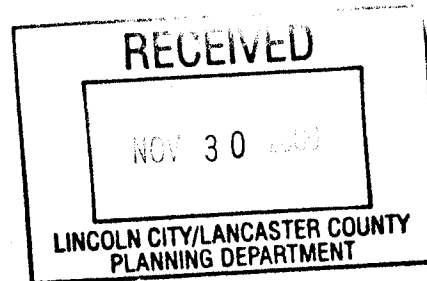
**LEGAL DESCRIPTION  
ANNEXATION  
PARCEL "E"**

A LEGAL DESCRIPTION FOR ANNEXATION PURPOSES FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 70 I.T., LOCATED IN THE NORTHWEST QUARTER (NW4) OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SOUTHEAST CORNER OF LOT 5, HIMARK ESTATES 4<sup>TH</sup> ADDITION, THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 06 MINUTES 34 SECONDS EAST, A DISTANCE OF 17.62 FEET TO A POINT; THENCE NORTH 89 DEGREES 49 MINUTES 47 SECONDS WEST, A DISTANCE OF 67.79 FEET TO A POINT ON AN EAST LINE OF SAID LOT 5; THENCE NORTH 00 DEGREES 06 MINUTES 34 SECONDS WEST, ALONG AN EAST LINE OF SAID LOT 5, A DISTANCE OF 17.29 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 89 DEGREES 53 MINUTES 26 SECONDS WEST, ALONG A SOUTH LINE OF SAID LOT 5, A DISTANCE OF 67.79 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 0.03 ACRES OF 1,183.05 SQUARE FEET MORE OR LESS.

30 November 2000  
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**OLSSON ASSOCIATES**  
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

15 November 2000

Ms. Kathleen A. Sellman  
City of Lincoln-Planning Department  
555 South 10<sup>th</sup> Street  
Lincoln, NE 68508

Re: HiMark Estates 5<sup>th</sup> Addition  
Administrative Final Plat  
OA Project No. 2000-0596.01

Dear Kathleen:

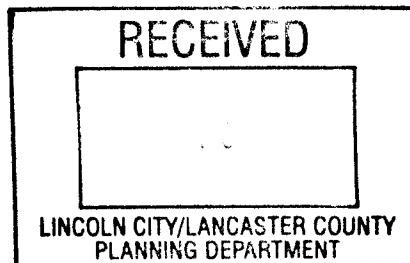
I am requesting for the developers of HiMark Estates 5<sup>th</sup> Addition, the annexation of the attached legal descriptions and exhibits. We wish to have Parcels "B", "D" and "E" of the exhibit annexed into the City of Lincoln. Please process this along with the change of zones request. (CZ 3294)

The owners and developers of this property are Mr. Dru Lammle, HiMark Development, Inc., 5917 South 72<sup>nd</sup> Street, Lincoln, NE 68516, Phone No. (402) 489-9790, and Mr. Dan Muhleisen, D & M Development, LLC, 6321 Doecreek Circle, Lincoln, NE 68516, Phone No. (402) 483-5831.

Please contact me if you have any questions or require additional information.

Sincerely,

Michael R. Johnson, R.L.S.



Encls.

cc: Dru Lammle  
Dan Muhleisen  
Mark Hunzeker  
Mike Thomalla

## LEGAL DESCRIPTION ANNEXATION LINE

A LEGAL DESCRIPTION FOR ANNEXATION PURPOSES FOR A TRACT OF LAND LOCATED IN SECTION 11, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF OUTLOT "A" HIMARK ESTATES 3<sup>RD</sup> ADDITION, THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 07 MINUTES 10 SECONDS WEST ALONG THE EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 981.63 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 89 DEGREES 52 MINUTES 50 SECONDS WEST ALONG AN NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 96.86 FEET TO A POINT OF DEFLECTION, THENCE NORTH 01 DEGREES 16 MINUTES 46 SECONDS WEST ALONG AN EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 105.49 FEET TO A POINT OF DEFLECTION, THENCE NORTH 09 DEGREES 53 MINUTES 14 SECONDS WEST ALONG AN EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 121.43 FEET TO A POINT OF DEFLECTION, THENCE NORTH 29 DEGREES 52 MINUTES 00 SECONDS WEST ALONG AN EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 121.43 FEET TO A POINT OF DEFLECTION, THENCE NORTH 49 DEGREES 50 MINUTES 45 SECONDS WEST ALONG AN NORTHEAST LINE OF SAID OUTLOT "A", A DISTANCE OF 121.43 FEET TO A POINT OF DEFLECTION, THENCE NORTH 69 DEGREES 49 MINUTES 30 SECONDS WEST ALONG AN NORTHEAST LINE OF SAID OUTLOT "A", A DISTANCE OF 121.43 FEET TO A POINT OF DEFLECTION, THENCE NORTH 10 DEGREES 11 MINUTES 08 SECONDS EAST ALONG AN EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 80.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 20 DEGREES 12 MINUTES 51 SECONDS EAST ALONG AN EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 83.48 FEET TO A POINT OF DEFLECTION, THENCE NORTH 22 DEGREES 06 MINUTES 21 SECONDS EAST ALONG AN EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 102.33 FEET TO A POINT OF DEFLECTION, THENCE NORTH 14 DEGREES 13 MINUTES 42 SECONDS EAST ALONG AN EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 104.64 FEET TO A POINT OF DEFLECTION, THENCE NORTH 06 DEGREES 14 MINUTES 02 SECONDS EAST ALONG AN EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 104.64 FEET TO A POINT OF DEFLECTION, THENCE NORTH 01 DEGREES 45 MINUTES 37 SECONDS WEST ALONG AN EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 104.64 FEET TO A POINT OF DEFLECTION, THENCE NORTH 09 DEGREES 45 MINUTES 16 SECONDS WEST ALONG AN EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 104.64 FEET TO A POINT OF DEFLECTION, THENCE NORTH 17 DEGREES 40 MINUTES 29 SECONDS WEST ALONG AN EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 102.71 FEET TO A POINT OF DEFLECTION, THENCE NORTH 31 DEGREES 56 MINUTES 57 SECONDS WEST ALONG AN EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 38.03 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "A", SAID POINT BEING THE SOUTHEAST CORNER OF LOT 18 BLOCK 1, HIMARK ESTATES 3<sup>RD</sup>

ADDITION, THENCE NORTH 62 DEGREES 21 MINUTES 18 SECONDS EAST, A DISTANCE OF 20.06 FEET TO A POINT, THENCE NORTH 31 DEGREES 56 MINUTES 57 SECONDS WEST, A DISTANCE OF 96.46 FEET TO A POINT, THENCE NORTH 52 DEGREES 27 MINUTES 53 SECONDS WEST, A DISTANCE OF 70.92 FEET TO A POINT, THENCE NORTH 75 DEGREES 03 MINUTES 45 SECONDS WEST, A DISTANCE OF 52.05 FEET TO A POINT ON A NORTHEAST LINE OF SAID OUTLOT "E", THENCE NORTH 52 DEGREES 27 MINUTES 53 SECONDS WEST ALONG A NORTHEAST LINE OF SAID OUTLOT "E", A DISTANCE OF 11.71 FEET TO A POINT OF DEFLECTION, THENCE NORTH 70 DEGREES 58 MINUTES 05 SECONDS WEST ALONG A NORTHEAST LINE OF SAID OUTLOT "E", A DISTANCE OF 113.71 FEET TO THE NORTHERNMOST CORNER OF SAID OUTLOT "E", THENCE NORTH 75 DEGREES 36 MINUTES 20 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 84 DEGREES 37 MINUTES 31 SECONDS WEST ALONG AN NORTH LINE OF SAID OUTLOT "C", A DISTANCE OF 127.73 FEET TO A POINT OF DEFLECTION, THENCE NORTH 27 DEGREES 30 MINUTES 29 SECONDS WEST ALONG A NORTHEAST LINE OF SAID OUTLOT "C", A DISTANCE OF 200.03 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "C", SAID POINT BEING THE SOUTHEAST CORNER OF LOT 5 HIMARK ESTATES 4<sup>TH</sup> ADDITION, THENCE NORTH 00 DEGREES 06 MINUTES 34 SECONDS WEST ALONG AN EAST LINE OF SAID LOT 5, A DISTANCE OF 263.32 FEET TO A POINT, THENCE SOUTH 89 DEGREES 49 MINUTES 47 SECONDS EAST, A DISTANCE OF 67.79 FEET TO A POINT OF INTERSECTION WITH AN EXTENSION OF AN EAST LINE OF SAID LOT 5, THENCE NORTH 00 DEGREES 06 MINUTES 34 SECONDS WEST ALONG AN EAST LINE OF SAID LOT 5 AND ITS EXTENSION, A DISTANCE OF 192.62 FEET TO A POINT OF DEFLECTION, THENCE NORTH 89 DEGREES 53 MINUTES 26 SECONDS EAST ALONG A SOUTH LINE OF SAID LOT 5, A DISTANCE OF 120.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 06 MINUTES 34 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 5, AND THE EAST LINE OF OUTLOT "A" HIMARK ESTATES 4<sup>TH</sup> ADDITION, A DISTANCE OF 240.00 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "A", THENCE SOUTH 89 DEGREES 53 MINUTES 26 SECONDS WEST ALONG AN NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 78.08 FEET TO A POINT OF DEFLECTION, THENCE NORTH 07 DEGREES 00 MINUTES 00 SECONDS EAST ALONG AN EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 94.92 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "A", THENCE NORTH 83 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 116.91 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 82 DEGREES 27 MINUTES 14 SECONDS WEST ALONG THE NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 75.58 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 78 DEGREES 34 MINUTES 59 SECONDS WEST ALONG THE NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 49.08 FEET TO A POINT OF DEFLECTION, THENCE NORTH 87 DEGREES 30 MINUTES 04 SECONDS WEST ALONG THE NORTH LINE OF SAID OUTLOT "A", AND AN NORTH LINE OF OUTLOT "A" HIMARK ESTATES 2<sup>ND</sup> ADDITION, A DISTANCE OF 88.70 FEET TO A POINT OF DEFLECTION, THENCE NORTH 14 DEGREES 25 MINUTES 13 SECONDS WEST ALONG AN EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 66.74 FEET TO A POINT OF